

Single Family Residence **RESIDENTIAL**

3402 HIDDEN RANCH LOOP

ROCKLIN, CA 95765

\$990,804 TopHap Estimate · \$354 / ft² · confidence 93 · as of Jul 14, 2026



4

BEDS

3

BATHS

2,801 ft²

LIVING AREA

2022

YEAR BUILT

2

PARKING

VALUATION

\$991K

\$923K low

\$1.1M high

Last Sale

\$919,000 · Dec 13, 2022

Est. Owner Equity

\$255,943

Loan-to-Value

75%

TAX & ASSESSMENT

Property Tax	\$13,177 (2025)
Assessed Value	\$945,554
Previous Assessed	\$898,344

PROPERTY FACTS

Property Type	Single Family Residence
County	PLACER
Heating	Central
Cooling	Central
Pool	No

CLIMATE RISK

1 FLOOD	69 WILDFIRE	61 HEAT	45 STORM	14 DROUGHT
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Scores 0–100; higher = greater projected risk.

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT ²	LOAN
Dec 12, 2022	Financing	Intrafamily Transfer			
Dec 13, 2022	Resale	Grant Deed	\$919,000	\$328	\$735K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Quarry Trail Elementary School	Elementary	KG–6	0.2 mi
Granite Oaks Middle School	Middle	7–8	0.9 mi
Whitney High School	High	9–12	1.5 mi

District: Rocklin Unified School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 95765

18 CRIME INDEX	82 AIR POLLUTION	45,567 POPULATION	\$126K MEDIAN IN-COME	61°F AVG TEMP	78% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Absentee owner
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